

**PB# 97-38**

**ROCK TAVERN GREEN**  
**LOT #26**

**51-3-17**

**51-3-23**

97 - 38

Lot #26 - Rock TAVERN GREENS  
2 Lot Sub. (BRADY)

Approved 9-24-98

Wilson Jones, 1989

DATE November 7, 1997 RECEIPT 97-38  
 RECEIVED FROM Barleo Homes, Inc.  
 Address P.O. Box 141 - Central Valley, N.Y. 10917  
Three Hundred 00/100 DOLLARS \$300.00  
 FOR 2 Lot Sub. Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	300.00	CASH	
AMOUNT PAID	300.00	CHECK	#1299
BALANCE DUE	-0-	MONEY ORDER	

BY L. Jappo  
Mina's Mason, Secretary

MADE IN U.S.A.  
Wilson Jones, 1989

DATE November 10, 1997 RECEIPT 6772487  
 RECEIVED FROM Barleo Homes, Inc.  
 Address Fifty and 00/100 DOLLARS \$50.00  
 FOR Application Fee #97-38  
Planning Board - Rock Tavern Sub

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID	#1298	CHECK	50.00
BALANCE DUE		MONEY ORDER	

BY Dorothy H. Hansen

Wilson Jones, 1989

DATE September 4, 1998 RECEIPT 97-38  
 RECEIVED FROM Barleo Homes  
 Address P.O. Box 141 - Central Valley, N.Y.  
Five Hundred 00/100 DOLLARS \$500.00  
 FOR One lot recreation fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500.00	CASH	
AMOUNT PAID	500.00	CHECK	#2164
BALANCE DUE	-0-	MONEY ORDER	

BY Mina's Mason, Secretary

Wilson Jones, 1989

DATE 9/4/98 RECEIPT 065550  
 RECEIVED FROM Barleo Homes Inc.  
 Address   
Two Hundred sixty 00/100 DOLLARS \$260.00  
 FOR P.B. # 97-38

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 2163
AMOUNT PAID		CHECK	260.00
BALANCE DUE		MONEY ORDER	

BY Town Clerk  
Dorothy H. Hansen

Map Number

176-98

City

Town

Village

New Windsor

Section

51

Block

3

Lot

23

Title

(Lot #26) Rock Tavern Greens

Dated:

7-27-98 Rev.

Filed

10-2-98

Approved by

Edward Stant

on

9-24-98

Record Owner

Barles Homes Inc.

DONNA L. BENSON  
Orange County Clerk

(2 Sheets)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/29/98

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 97-38

NAME: LOT #26 - ROCK TAVERN GREENS

APPLICANT: BARLEO HOMES, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/24/98	PLANS STAMPED	APPROVED
08/12/98	P.B. APPEARANCE	APPROVED
11/12/97	P.B. APPEARANCE	PRELIM. APPR
	. NEED HIGHWAY APPROVAL	BEFORE GOING TO O.C. HEALTH
	. LA:ND WAIVE P.H.	
11/05/97	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

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LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 97-38

NAME: LOT #26 - ROCK TAVERN GREENS

APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/97	REC. CK. #1299	PAID		300.00	
11/12/97	P.B. ATTY. FEE	CHG	35.00		
11/12/97	P.B. MINUTES	CHG	27.00		
08/12/98	P.B. ATTY. FEE	CHG	35.00		
08/12/98	P.B. MINUTES	CHG	4.50		
08/12/98	ENG. FEES	CHG	95.50		
09/03/98	RET. TO APPLICANT	CHG	103.00		
		TOTAL:	300.00	300.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/29/98

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 97-38  
NAME: LOT #26 - ROCK TAVERN GREENS  
APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/12/98	SUB. APPROVAL FEE	CHG	260.00		
09/03/98	REC. CK. #2163	PAID		260.00	
			-----	-----	-----
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/29/98

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LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 97-38

NAME: LOT #26 - ROCK TAVERN GREENS  
APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/12/98	ONE LOT REC. FEE	CHG	500.00		
09/03/98	REC. CK. #2164	PAID		500.00	
			-----	-----	-----
		TOTAL:	500.00	500.00	0.00



ROCK TAVERN GREENS SUBDIVISION (LOT #26) (97-38) OFF OF  
ROUTE 207

Mr. Patrick Brady appeared before the board for this proposal.

MR. PETRO: This looks like a carbon copy of the one before us, am I correct?

MR. BRADY: Ditto. Here's an approval letter from the Orange County--

MR. PETRO: Mark, you don't have anything else?

MR. EDSALL: It's the same situation as the previous application, they're all set.

MR. PETRO: Once again, we have highway approval 8/6/98, water 8/6/98 and fire approved 8/10/98.

MR. STENT: I make a motion we grant final approval to Rock Tavern Greens subdivision lot 26.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Rock Tavern Greens lot 26 minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhepa@ptd.net



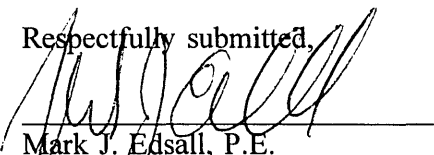
**REVIEW NAME:** ROCK TAVERN LOT 26 MINOR SUBDIVISION  
**PROJECT LOCATION:** JAMES WILKINSON DRIVE  
SECTION 51-BLOCK 3-LOT 17  
**PROJECT NUMBER:** 97-38  
**DATE:** 12 AUGUST 1998  
**DESCRIPTION:** THE APPLICATION PROPOSES THE RE-SUBDIVISION OF  
LOT 26 OF THE ROCK TAVERN GREEN'S MAJOR  
SUBDIVISION. THE PLAN WAS PREVIOUSLY REVIEWED  
ON AT THE 12 NOVEMBER 1997 PLANNING BOARD  
MEETING.

1. At the above-referenced previous Planning Board meeting, the Planning Board granted preliminary approval, following waiver of Public Hearing and a Negative Declaration under SEQRA. The only outstanding item with regarding to this application was an approval from the Orange County Department of Health.

I have received a copy of the approval letter dated 22 July 1998 granting said approval.

2. Based on the above, I see no reason why the Planning Board could not consider final subdivision approval at this time.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:ROCK26-2.mk

8/12/98  
97-38

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$

\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$

\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE.....\$

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 ①

\*\*\*\*\*

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT .....\$ 500.00 ②

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$

To be returned  
103.00

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$  
(INSPECTION FEE)

8/27/98  
Have fees to  
Jean of  
Baileo

AS OF: 08/17/98

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-56

NEW WINDSOR PLANNING BOARD (Chargeable To Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97-38

FOR WORK DONE PRIOR TO: 08/17/98

TASK-NO	RIC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BALANCE
97-38	120952	11/05/97	TIME	MJL	WS ROCK TAVERN	75.00	0.40	30.00		
97-38	120772	11/11/97	TIME	MCK	CL ROCK TAVERN RVW COMM	28.00	0.50	14.00		
97-38	120954	11/11/97	TIME	MJF	MC ROCK TAVERN	75.00	0.40	30.00		
								74.00		
97-38	129306	02/28/98			BILL 98-35/ 3/16/98					-74.00
										-74.00
97-38	142254	08/11/98	TIME	MCK	CL ROCK TAV TOT 26 RVW	28.00	0.50	14.00		
97-38	142162	08/12/98	TIME	MJE	MM Rock TAV 26 App1	75.00	0.10	7.50		
					TASK TOTAL			95.50	0.00	74.00
					GRAND TOTAL			95.50	0.00	74.00

8/1/98

**P.B.#** 97-38

**NEGATIVE DEC:**

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: YES\_\_\_NO\_\_\_

CARRIED: YES NO

SCHEDULE P.H. Y N

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: YES NO

M)      S)      VOTE: A      N      APPROVED:                     

M) 5 5 A VOTE: AS NO APPROVED CONDITIONALLY: 8/12/98

NEED NEW PLANS: Y      N     

**DISCUSSION/APPROVAL CONDITIONS:**

[illegible]

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/12/98

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-38

NAME: LOT #26 - ROCK TAVERN GREENS  
APPLICANT: BARLEO HOMES, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	08/05/98	MUNICIPAL HIGHWAY	08/06/98	APPROVED
REV1	08/05/98	MUNICIPAL WATER	08/06/98	APPROVED
REV1	08/05/98	MUNICIPAL SEWER	/ /	
REV1	08/05/98	MUNICIPAL FIRE	08/10/98	APPROVED
ORIG	11/07/97	MUNICIPAL HIGHWAY	11/12/97	APPROVED
ORIG	11/07/97	MUNICIPAL WATER	11/12/97	APPROVED
ORIG	11/07/97	MUNICIPAL SEWER	08/05/98	SUPERSEDED BY REV1
ORIG	11/07/97	MUNICIPAL FIRE	11/12/97	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/12/98

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-38

NAME: LOT #26 - ROCK TAVERN GREENS

APPLICANT: BARLEO HOMES, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	11/07/97	EAF SUBMITTED	11/07/97	WITH APPLICATION
ORIG	11/07/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	11/07/97	LEAD AGENCY DECLARED . UNCOORDINATED REVIEW - O.C. HEALTH TO REVIEW	11/12/97	UNCOORDINATED
ORIG	11/07/97	DECLARATION (POS/NEG)	11/12/97	DECL. NEG. DEC.
ORIG	11/07/97	PUBLIC HEARING	11/12/97	WAIVE P.H.
ORIG	11/07/97	AGRICULTURAL NOTICES	/ /	

**BRADY  
ENGINEERING**

**POST OFFICE BOX 482  
WALDEN, N.Y. 12586-0482**

**Civil/Environmental Services**

**(914) 778-4006**

August 4, 1998

Mr. James Petro, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12553

Re: Final Subdivision - Lot # 26, Rock Tavern Greens  
Designated as Sec. 51, Blk 3, Lot 23 as shown on the  
Town of New Windsor Tax Map.

Dear Mr. Petro:

I have provided ten (10) sets of plans for the above noted project. The project has received approval from the Orange County Department of Health and we wish to seek final approval from the Planning board.

This information is submitted so that we may be scheduled for the August 12, 1998 Planning Board meeting for final subdivision review.

Thank you for your time and consideration in this matter. If you have any questions please feel free to call at your convenience..

Respectfully submitted,

Patrick F. Brady, P.E.

97-38



TRB

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Ralph Leone, Pres.  
Barleo Homes, Inc.  
POB 141  
Central Valley, NY 10917

The Orange County Department of Health certifies that a realty subdivision map entitled Subdivision Lot #26, Rock Tavern Greens, dated December 19, 1997, latest revision July 27, 1998, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 2.334 acres Number of lots: 2

Water supply: Individual wells

Sewage disposal: Individual sewage disposal systems

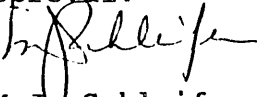
The owner intends to build on these lots.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
5. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

6. THAT individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purposes when public facilities become available. Connection to the public sewerage system is required within one year of the system becoming available.
7. THAT plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
8. THAT the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

August 5, 1998  
Date

  
M.J. Schleifer, P.E.  
Assistant Commissioner

## RESULTS OF P.B. MEETING

DATE: November 12, 1997

PROJECT NAME: Rock Laveria Greens PROJECT NUMBER 97-38

\* \* \* \* \*

LEAD AGENCY: *Uncoordinated Review* \*  
\* NEGATIVE DEC:

LEAD AGENCY: Sanitary to be reviewed \* NEGATIVE DEC:  
M)      S)      VOTE: A by N/Health \* M) S S) LN VOTE: A 5 N 0

CARRIED: YES NO Dep't

\* \* \* \* \*

PUBLIC HEARING: MIS S/LU VOTE: A 5 N 0

WAIVED: YES ☒ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M)   S   VOTE: A   N   YES        NO       

RETURN TO WORK SHOP: YES\_\_\_\_\_ NO\_\_\_\_\_

APPROVAL: (Preliminary Only) Preliminary  
M) S S) LU VOTE: A 5 N 1 APPROVED:

M) S) VOTE: A N AFFR. CONDITIONALLY:

NEED NEW PLANS:      YES                      NO

DISCUSSION/APPROVAL CONDITIONS:

~~Send L.A. Coord. Letter Uncoordinated Review~~  
~~Send to O.C. Health Dept. - Need Approval~~

Need Navy approval first

ROCK TAVERN GREENS - LOT #26 SUBDIVISION (97-38) RT.  
207

Mr. Patrick Brady appeared before the board for this proposal.

MR. PETRO: This application proposes resubdivision of lot 26 of the Rock Tavern Greens major subdivision, resubdivided in what way? Maybe you can explain that?

MR. BRADY: Originally, when the subdivision came before as a major subdivision, lot 26 was actually two lots and what happened was they couldn't get health department approval on one of the lots which would be lot 1 which is shown, I have shown septic design for now. We have gone back and we have done some soil testing and the soil testing was in like 30, 40 minute perc and we were able to put in a three bedroom maximum house on that lot. So we're back here before you to resubdivide this lot and there was a note put on the original subdivision that this lot and two other lots 19 and I have to think of the other lot could be resubdivided if they have Orange County Health Department approval.

MR. PETRO: Bottom line is lot number 2, this is one lot at this point, you're going to make lot number 1 and lot number 2 out of it because now you have redesigned the septic system to satisfy the Board of Health's needs that they wanted?

MR. BRADY: Yes.

MR. PETRO: That is what you're doing, correct?

MR. BRADY: Yes, correct.

MR. PETRO: Do you see any problems with the layouts, with the separations, with the well or the septic system?

MR. EDSALL: No and we do have to send it to the health department. They have not seen it yet so they'll need to review it.

MR. PETRO: That septic system is not too close to the property line?

MR. BRADY: It's within the minimum ten foot to the property line.

MR. PETRO: Okay.

MR. LANDER: Where is the well or that is just proposed, okay.

MR. PETRO: They are both on the map.

MR. BRADY: The original subdivision that Kartiganer had done, he had done it at a hundred scale and it was very difficult, we were going through the health department records, they had problems reading the adjoining wells and elevations and everything so we had Danny actually is the surveyor on this project, he had gone out and shot the neighboring well and re-topo'd the area and you can see we have the radius from the neighbors well and the proposed wells on the remaining lots. And we can fit a septic in there. As I said, it would be a three bedroom maximum.

MR. PETRO: Fire approval on 11/12/97 and have not heard back from highway.

MR. ARGENIO: You're right on the edge for the lot 1 for the location of that sanitary disposal field, right on the edge.

MR. BRADY: Okay, I mean it can be pulled a little bit away, it's still--

MR. ARGENIO: Foot and a half, it's close.

MR. BRADY: No, this system is bigger than the minimum requirements, minimum requirements we're required to by health department regulations is 432 feet of length of pipe and I supplied 480 so I mean you can actually show it again.

MR. PETRO: You're still inside the envelope anyway so.

MR. BRADY: Yes, yes, and that, and that will be reviewed by the health department.

MR. PETRO: Mark, we can see lead agency coordination letter is sent out and we authorize you to do so for this project, okay?

MR. EDSALL: It's either that or if you want to do an uncoordinated review and let the health department do their own, if you want to save a little effort cause to my knowledge, the only other involved agency is the health department.

MR. STENT: Let them go to the health department.

MR. EDSALL: Do you think we need to coordinate or do uncoordinated?

MR. KRIEGER: No, I think uncoordinated review is adequate.

MR. PETRO: We'll do ours separately and still need to hear back from them before we can take final action.

MR. EDSALL: Right.

MR. PETRO: We can take lead agency.

MR. KRIEGER: You are lead agency, you're doing your own, before you can take lead agency, you'd have to send a lead agency letter out.

MR. EDSALL: Lead agency is when you have more than one agency reviewing it in a coordinated way so we're going to do our own independent SEQRA review and address only the subdivision issue.

MR. PETRO: Okay, the planning board should determine that the public hearing will be necessary for this minor subdivision or if it can be waived, obviously we had a public hearing on the whole subdivision, how many lots were involved with this subdivision?

THE APPLICANT: Thirteen.

MR. EDSALL: That is not the overall.

MR. BRADY: 26 actually.

MR. EDSALL: Keep in mind when the board held their public hearing, these lots all existed as part of the plans, it's when they came back from the health department that the health count went down.

MR. PETRO: People at the public hearing already saw the lots.

MR. BRADY: Correct, to get to the health department they would have to have preliminary approval and under preliminary approval, they would have shown lot 26 and what I am going to go through on lot 19, they would have already seen that it goes to the health department then denied.

MR. PETRO: Motion to waive the public hearing.

MR. STENT: Motion we waive public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion as been made and seconded that the New Windsor Planning Board waive the public hearing for the Rock Tavern lot 26 minor subdivision under its discretionary judgment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LANDER: I have one question. What changed on this plan or should I say--

MR. BRADY: Why is the septic broken down? Two things, one, at the time, they didn't explore shallow absorption trench system which is designed for this

particular lot. And the other thing is when you have a silky clay soil, you have to really take care when you dig, the hole should be scraped, stone should be placed on the bottom. Lot of guys don't do that. I don't know how it was originally done. But that could, on a marginal soil, make it fail or pass and these were done by the scraped stone and they worked. Now we have to demonstrate that to the health department.

MR. ARGENIO: Can I ask one question too please? The lot to the east, the requirement on the offset of a well is 100 feet from the septic, do they show that lot on the east as a 200 foot radius?

MR. BRADY: The separate depends on the elevation, if the absorption trenches are at a higher elevation than the well changes to 200.

MR. PETRO: Mark, back to you, we need to take action under the SEQRA process. I dislike taking action under the SEQRA process when we're not the lead agency, I know we did this before.

MR. EDSALL: What you're doing by performing an uncoordinated review is keeping the scope of your review to only those issues that this board grants approval on, subdivision issues. As far as the sanitary and well, when you have health department issues they'll have to do their own review. So I think if we're going to do an uncoordinated review and the fact that you have gotten information in the past I believe you could based on your understanding of these lots move on to a negative dec cause I don't believe there are any significant effects from creating this lot which was already considered in the past.

MR. PETRO: Can I have a motion to declare negative dec?

MR. STENT: Motion we declare negative dec to the Rock Tavern Greens Lot #26 Subdivision.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the



New Windsor Planning Board declare negative dec under the SEQRA process. Any further comments from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We will give this preliminary approval so the applicant can proceed to the Department of Health. Does any member of the board have a problem with giving this application preliminary approval?

MR. STENT: No.

MR. PETRO: Then I will entertain a motion to do so.

MR. STENT: Make a motion we grant preliminary approval to the Rock Tavern Greens Lot #26 Subdivision.

MR. LUCAS: Second it.

MR. LANDER: Subject to.

MR. LUCAS: Subject to.

MR. PETRO: There is no subject-to but all we're doing is giving preliminary approval to go to the health department.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** ROCK TAVERN LOT 26 MINOR SUBDIVISION  
**PROJECT LOCATION:** JAMES WILKINSON DRIVE AND ROUTE 207  
SECTION 51-BLOCK 3-LOT 23  
**PROJECT NUMBER:** 97-38  
**DATE:** 12 NOVEMBER 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE RE-SUBDIVISION OF  
LOT 26 OF THE ROCK TAVERN GREEN'S MAJOR  
SUBDIVISION. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS ONLY.

1. This application proposes the re-subdivision of the lot in an identical manner to that initially proposed during the original major subdivision. Due to results of the County Health Department review, the originally proposed lots were combined to a single lot and this application proposes the creation of the two (2) individual lots at this time.

The bulk information shown on the plan is correct and the lots appear to comply with the minimum requirements for the zone. The bulk table should be corrected to reflect the R-1 Zoning District.

2. This application requires the review and approval of the Orange County Department of Health.
3. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** ROCK TAVERN LOT 26 MINOR SUBDIVISION  
**PROJECT LOCATION:** JAMES WILKINSON DRIVE AND ROUTE 207  
SECTION 51-BLOCK 3-LOT 23  
**PROJECT NUMBER:** 97-38  
**DATE:** 12 NOVEMBER 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE RE-SUBDIVISION OF  
LOT 26 OF THE ROCK TAVERN GREEN'S MAJOR  
SUBDIVISION. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS ONLY.

4. I recommend that a Lead Agency Coordination Letter be authorized for this project. It is my understanding that this is an unlisted action under SEQRA.
5. The Board may wish to consider granting this application preliminary approval, such that the Applicant can proceed to the Orange County Department of Health for the required review and approval.

Respectfully submitted,



\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:ROCK26.mk

## **PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST**

The following items are to be returned to the Planning Board Secretary, **complete as a package**, to make application to appear before the Planning Board:

- |  | <b><u>CHECK OFF</u></b> |
|--|-------------------------|
| 1. Completed Page 1 and 2 of Application form.                                       | <u>          </u>       |
| 2. Agricultural Data Statement (If you answer "yes" to #9 on application)            | <u>          </u>       |
| 3. Applicant/Owner Proxy Statement ( <b><u>MUST HAVE</u></b> ).                      | <u>      ✓      </u>    |
| 4. Applicable completed "Check List" for subdivision/L.L. Chg. or Site Plan          | <u>      ✓      </u>    |
| 5. Short Form EAF (Unless instructed to prepare long form).                          | <u>      ✓      </u>    |
| 6. Flood Hazard Area Development Application.  | <u>      ✓      </u>    |
| 7. <b>SEPARATE CHECKS AS FOLLOWS:</b> (Choose appropriate category for your project) |                         |

### **SITE PLANS: (INCLUDING SPECIAL PERMIT)**

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$100.00           

Escrow (\$750.00 - \$2,000.00) amount set at workshop \$             
(Additional escrow due for multi-family dwellings)

### **SUBDIVISIONS:**

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....\$ 50.00       ✓      

Application Fee...(major subdivision only).....\$100.00           

Escrow:

**Residential:** \$150.00 for first 4 lots  
\$ 75.00 for each additional lot - Total:\$ 300.00       ✓      

**Commercial:** \$ 400.00 for first 4 lots  
\$ 200.00 for each additional lot - Total:\$                      

### **LOT LINE CHANGE:**

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$50.00           

Escrow...(\$150.00 - \$400.00) amount set at workshop.....\$                      

***PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF  
PLANNING BOARD REVIEW.***



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

AUG 05 1998

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 38

DATE PLAN RECEIVED: RECEIVED AUG 5 1998

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 8/6/98  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 38

DATE PLAN RECEIVED: RECEIVED AUG 5 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of

Rock Tavern Greens - Lot #26 has been

reviewed by me and is approved ✓,

disapproved.

If ~~disapproved~~, please list reason \_\_\_\_\_

No town water in this area

HIGHWAY SUPERINTENDENT DATE

John D. D. - 8-6-98  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: New Windsor Planning Board**

**FROM: Town Fire Inspector**

**DATE: August 10, 1998**

**SUBJECT: Rock Tavern Greens Lot 26**

Planning Board Reference Number: PB-97-38

Dated: 5 August 1998

Fire Prevention Reference Number: FPS-98-043

A review of the above referenced subdivision plan for Lot 26 of Rock Tavern Greens, was completed on 7 August 1998.

This subdivision plan is acceptable.

Plans Dated: 27 July 1991 Revision 2

A handwritten signature in dark ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers; C.C.A.  
Fire Inspector



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 38

DATE PLAN RECEIVED: RECEIVED NOV 7 - 1997

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ Rock TAV. Greens Lot 26 as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED

NOV 12 1997

IN WINDSOR HIGHWAY DEPT.

W. James Smith 11/13/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

11/13/97  
Faxed to Pat Brady





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 38

DATE PLAN RECEIVED: RECEIVED NOV 7 - 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Lot #26 Rock Tavern Greens has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_

If disapproved, please state reason \_\_\_\_\_

There is no town water in this  
area -

HIGHWAY SUPERINTENDENT DATE

John D. D. - 11-12-97  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

1-3

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # 97 - 38

WORK SESSION DATE: 5 Nov 97

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: ~~Yes~~ not now

REQUIRED: Full Aff

PROJECT NAME: Rock Tavern

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Pat Brady

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER X  
P/B CHMN. X  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Revs of 19, 26 of Rock Tav.

- disting. already approved and proposed.
- need OCOH approval.

Sample -

- have SDR up on prelim plan, hope for  
PH waiver, and referral.

Possible 11/12

4MJE91 pbwsform

# MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Rock Tavern Green Lot # 26

Date: 12 November 1997

Planning Board Reference Number: PB-97-38

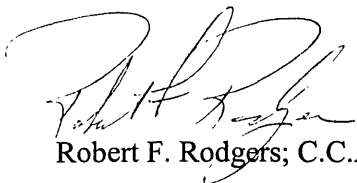
Dated: 7 November 1997

Fire Prevention Reference Number: FPS-97-057

A review of the above referenced subject subdivision plan was conducted on 12 November 1997.

This subdivision plan is acceptable.

Plans Dated: 21 October 1997.



Robert F. Rodgers; C.C.A.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 51 Block 3 Lot 23

1. Name of Project LOT #26, ROCK TAVERN GREENS
2. Owner of Record BARLES HOMES, INC. Phone 928-2106  
Address: P.O. Box 141 CENTRAL VALLEY N.Y. 10917  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant BARLES HOMES, INC. Phone 928-2106  
Address: P.O. Box 141 CENTRAL VALLEY N.Y. 10917  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan PATRICK BRADY, P.E. Phone 778-4006  
Address: P.O. Box 482 WALDEN, N.Y. 12586  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney — Phone —  
Address —  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
PATRICK BRADY 778-4006  
(Name) (Phone)
7. Project Location:  
On the SOUTH side of N.Y.S. ROUTE 207 2 feet  
(Direction) (Street) (No.)  
EASTERLY of JAMES WILKINSON DRIVE  
(Direction) (Street)
8. Project Data: Acreage 2.33 Zone R-3 School Dist. WASHINGTONVILLE

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

\*This information can be verified in the Assessor's Office.

\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) 2-Lot Subdivision  
IN R-3 ZONE. Proposed Residential Lots of  
1 Acre Min..

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ✓

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

4<sup>th</sup> DAY OF November 1997

[Signature]

APPLICANT'S SIGNATURE

[Signature]

NOTARY PUBLIC **CHRIS SCIBELLI**  
Notary Public, State of New York  
No. 24-4814894

Qualified in Orange County  
Commission Expires September 30, 1998

RAFFAELE LEONE  
Please Print Applicant's Name as Signed

TOWN USE ONLY:  
RECEIVED NOV 7 - 1997

DATE APPLICATION RECEIVED

97 - 38  
APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

BARLEO HOMES, INC., deposes and says that he resides  
(OWNER)  
at P.O. Box 141 Central Valley N.Y. 13117 in the County of ORANGE  
(OWNER'S ADDRESS)  
and State of NEW YORK and that he is the owner of property tax map  
(Sec. 51 Block 3 Lot 23)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he authorizes:

SAME  
(Applicant Name & Address, if different from owner)

PATRICK BRADY, P.E. P.O. Box 482, WADEN N.Y. 12586  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: November 5, 1997

James M. Owens  
Witness' Signature

[Signature] (Pres.)  
Owner's Signature

RAFFAELE LEONE  
Applicant's Signature if different than owner  
[Signature]  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

PROJECT I.D. NUMBER

617.21

SEQR

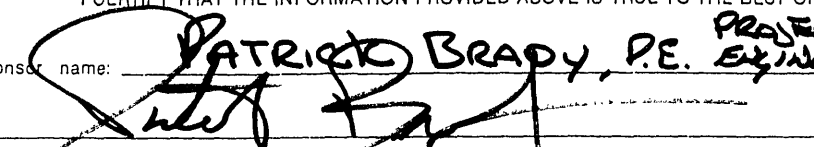
Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>BARCO HOMES, INC.</b>	2. PROJECT NAME <b>LOT #26, ROCK TAVERN GREENS</b>
3. PROJECT LOCATION: Municipality <b>TOWN OF NEW WINDSOR</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>PROPERTY LOCATED AT THE SOUTHEAST CORNER OF N.Y.S. ROUTE 207 &amp; JAMES WILKINSON DRIVE. PROPERTY IS DESIGNATED AS SEC. 51, BLK 3, LOT 23</b>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>MINOR SUBDIVISION OF 2.57 ACRES INTO TWO RESIDENTIAL LOTS. LOTS ARE TO BE SERVED BY PRIVATE WELL &amp; INDIVIDUAL SEPTICS.</b>	
7. AMOUNT OF LAND AFFECTED: Initially <b>2.33</b> acres Ultimately <b>2.33</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <b>ORANGE COUNTY DEPT. OF HEALTH - SEPTIC SYSTEM</b>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <b>ORANGE COUNTY DEPT. OF HEALTH - SEPTIC APPROVAL LOT #2</b>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <b>PATRICK BRADY, P.E. PROJECT ENGINEER</b> Date: <b>11/6/97</b> Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THREAT IDENTIFIED IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE** (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_

Name of Lead Agency

\_\_\_\_\_

Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_

Title of Responsible Officer

\_\_\_\_\_

Signature of Responsible Officer in Lead Agency

\_\_\_\_\_

Signature of Preparer (If different from responsible officer)

\_\_\_\_\_

Date



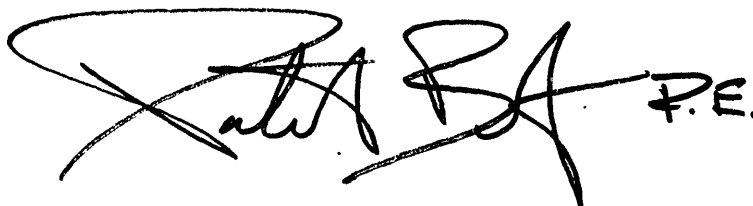
## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

PROPERTY DESIGNATED AS  
SEC. 51, BLK 3, LOT 23  
IS NOT LOCATED IN A FLOOD ZONE

 P.E.

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- \* 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section, Block & Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North arrow.
10. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11. ✓ Surveyor's certificate.
12. ✓ Surveyor's seal and signature.
13. ✓ Name of adjoining owners.
14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 15. NA Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

19. ✓ Include existing or proposed easements.
20. ✓ Right-of-way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- \*25. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NA Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  11/6/97  
Licensed Professional Date